



Victoria Avenue, Saffron Walden £520,000 **Freehold**





# Key Features

3 2 D D

- Sought after street in Saffron Walden
- Extended by current owners
- Gorgeous kitchen/breakfast room
- Downstairs cloakroom and utility room
- Modern bathroom

Step into this stunning 3-bedroom house, thoughtfully extended and completely renovated by the current owners to create a perfect blend of style and functionality.

The ground floor offers a spacious living area and dining room for relaxing or entertaining, and complemented by a lovely kitchen/breakfast room that's sure to be the heart of the home. A convenient downstairs shower room and utility room add practicality to this elegant space. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, perfect for contemporary living plus excellent storage room. En-suite to main bedroom currently being fitted.

The fully enclosed garden is a peaceful retreat, complete with a versatile office space, ideal for working from home or pursuing hobbies. Situated on a popular road, this home is within





easy reach of local amenities, the town centre, and falls within the catchment area for a highly regarded local high school. Don't miss the chance to make this beautifully updated property your next home! Saffron Walden is a fine old market town with a good range of shopping, schooling, and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Hallway  
Living Room  
11'7 x 10'10  
3.54m x 3.30m

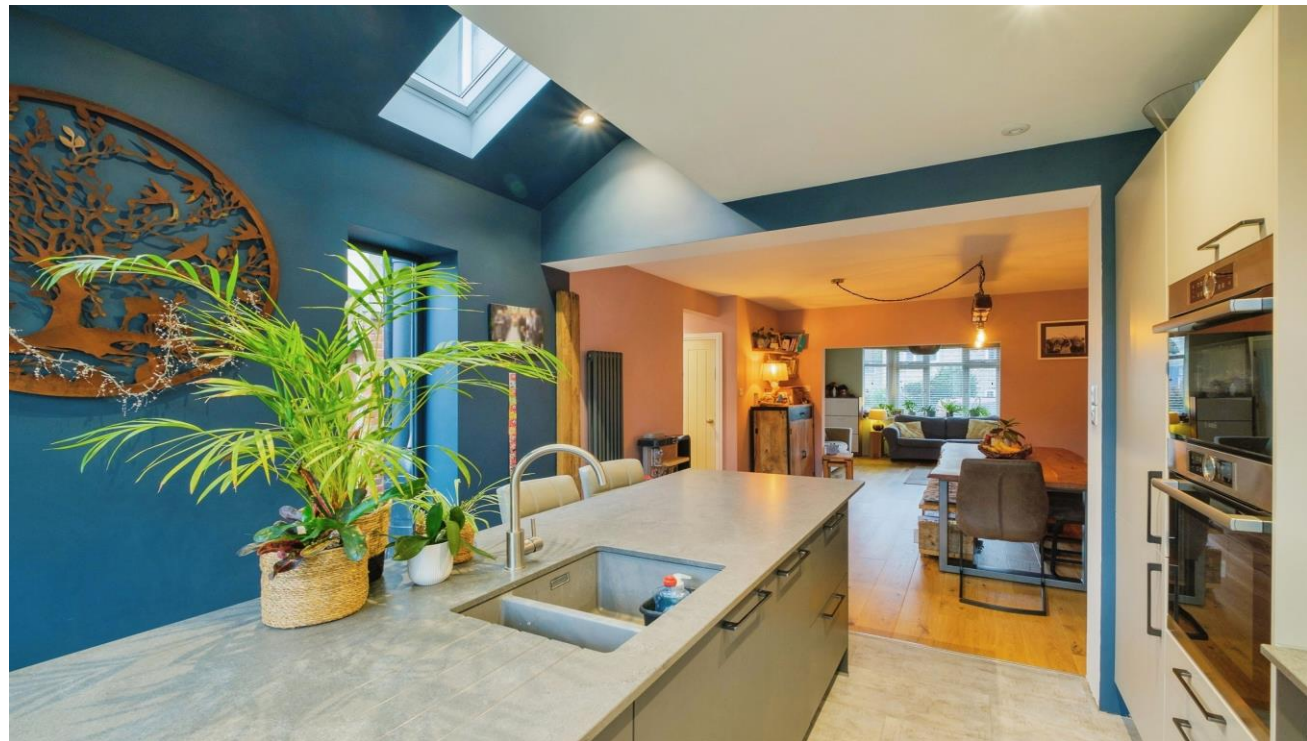
Dining Room  
12'2 x 10'8  
3.70m x 3.26m

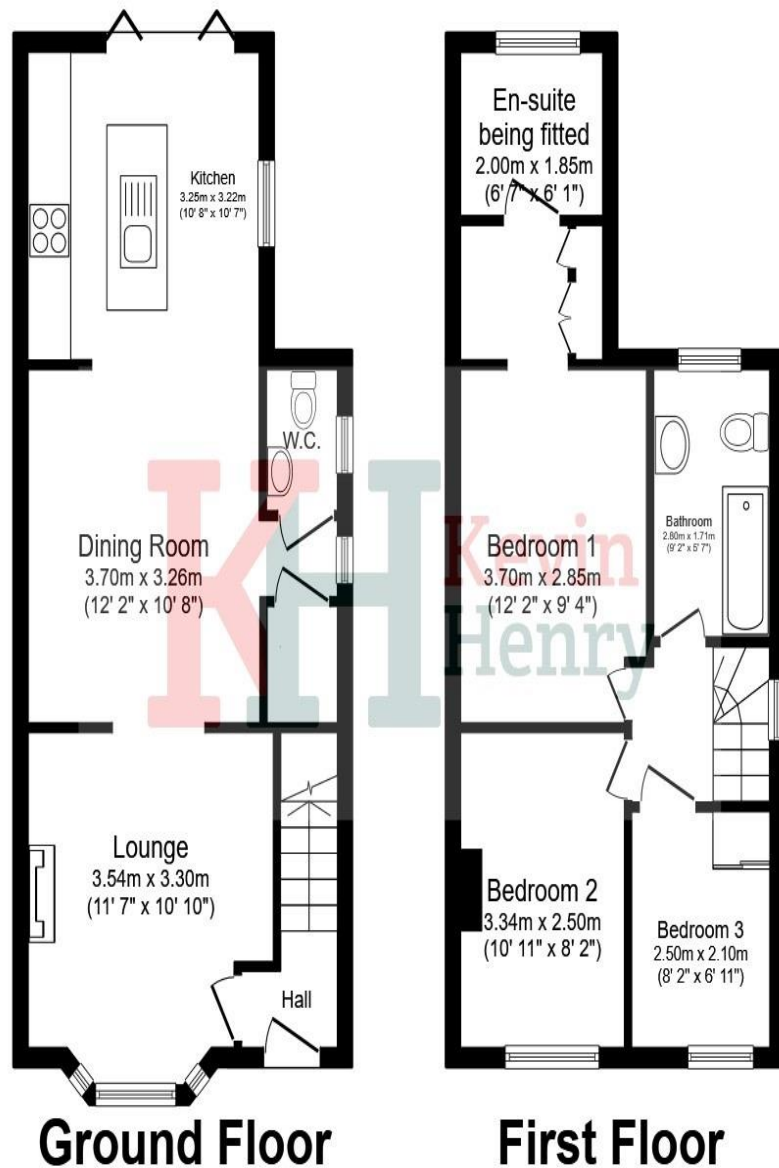
Kitchen  
10'8 x 10'7  
3.25m x 3.22m

Cloakroom

Utility Room

First Floor Landing  
Bedroom One





12'2 x 9'4  
3.70m x 2.85m

En-suite begin fitted

Bedroom Two  
10'11 x 8'2  
3.34m x 2.50m

Bedroom Three  
8'2 x 6'11  
2.50m x 2.20m

Storage Room  
6'7 x 6'1  
2.0m x 1.85m

Bathroom

Garden  
West facing fully enclosed garden. Office to rear with power.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Kevin Henry on:  
01799 513632



# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103267 - 0006

